

## 1 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

Characteristics of the apartment

- ✓ Open plan kitchen and living area
- ✓ One bedroom
- ✓ One bathroom
- ✓ Covered veranda 18.5 m<sup>2</sup>
- ✓ Internal area 64 m<sup>2</sup>
- ✓ Total covered area 82.5 m<sup>2</sup>
- ✓ Private parking space
- ✓ Private storage

A new residential project is situated in the heart of Limassol, in the Mesa Geitonia area. This stylish seven-apartment building perfectly combines the vibrant energy of the city with the comfort of everyday living, offering everything needed for a permanent residence or a smart investment.

The building features spacious 1-, 2-, and 3-bedroom apartments with well-thought-out layouts, large balcon...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>82</b>	
Covered Veranda	<b>18</b>	
Floor Number	<b>1</b>	Pool <b>Common, Yes</b>
Total Number of Floors	<b>4</b>	Parking <b>Covered, Yes</b>
Heating	<b>Underfloor Heating, Yes</b>	Reference Number <b>8579</b>
Air Conditioning	<b>All rooms, Yes</b>	Property type <b>Apartment</b>
		Bathrooms <b>1</b>

Amenities	Location	
• Parking	<b>Location:</b> Larnaca - Agios Nikolaos Coordinates: <b>34.691538893922 / 33.053601980209</b>	Region: <b>Limassol</b>

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€12 600.00</b> <b>€4 878.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€400 000 on Aug 16, 2025



